



Tooting Bec Road  
Tooting, SW17

CHESTERTONS





A spacious split-level Victorian maisonette in the heart of Tooting Bec. The first floor hosts a large eat-in kitchen with range cooker, integrated appliances and ample space for dining. Further down the hallway hosts a bright reception room with a feature fireplace, a double bedroom and a modern bathroom.

On the top floor there is a large double bedroom with an ensuite shower room and ample eaves storage.

The entire flat has been tastefully finished in neutral tones throughout, pleasantly blending modern design with a variety of period features.

This wonderful property is located on Tooting Bec Road just a stone's throw away from the green open spaces of Tooting & Wandsworth Commons. A vast array of shops, cafes and bars can all be found within a short walk in Tooting Bec and Balham, whilst the Northern Line underground services provide fast and reliable access into central London.

- A beautifully presented and spacious split-level Victorian maisonette
- In excess of 1100 Sq. Ft.
- Bright and airy reception room with a feature fireplace
- Generous sized kitchen with space for dining
- Large master bedroom

Asking Price £600,000

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	67	71
49-54 <b>E</b>		
35-48 <b>F</b>		
21-34 <b>G</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 99 years remaining

**Service Charge:** £280 per annum

**Ground Rent:** £50 per annum

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

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## Tooting Bec Road, SW17



Approx Gross Internal Area **1185 Sq Ft - 110.09 Sq M**

(Includes Limited Use Area - 213 Sq Ft)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 45373

